



**Abernathy Auction & Real Estate**  
 640 W. Contreras Pike  
 Liberty, IN 47353

**201.363 ACRES**

Selling in 5 tracts, individually  
 or as a Whole

[www.abernathyauktion.com](http://www.abernathyauktion.com)



**Hillhurst Farm, Inc**

**REAL ESTATE AUCTION**

**Thursday, October 29** 2020

(Registration begins at 4:30pm) Auction ~ 5:30 PM

**Auction site: Fayette County Fair Expo**  
 2690 N Park Rd, Connersville, IN 47331

Properties located at: Pennville Rd, CR 440 N and on  
 CR 185 E in Fayette County, IN

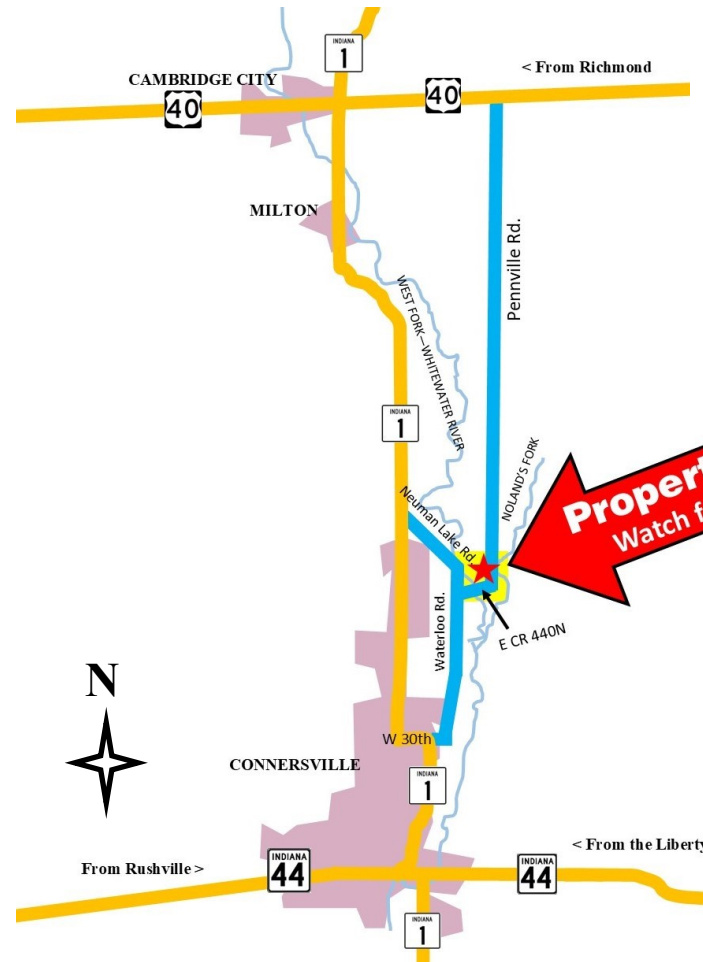
**201.363 ACRES**



This property has 201.363 Total Acres with  
 60% tillable and the remainder in  
 woods/classified forest, pasture  
 or potential building sites.

**SELLING IN 5 TRACTS,  
 OR AS A WHOLE**

**Owner: Susan Hurst**



**Abernathy Auction and Real Estate Co.**

**Terry C. Abernathy, CAI**  
 Managing Broker  
 IN-AU01045728  
 OH-57198435419

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[ABERNATHYAUCTION.COM](http://ABERNATHYAUCTION.COM)  
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CALL FOR MORE INFORMATION

**765-458-5826**

**Property Site**  
 Watch for Signs!!

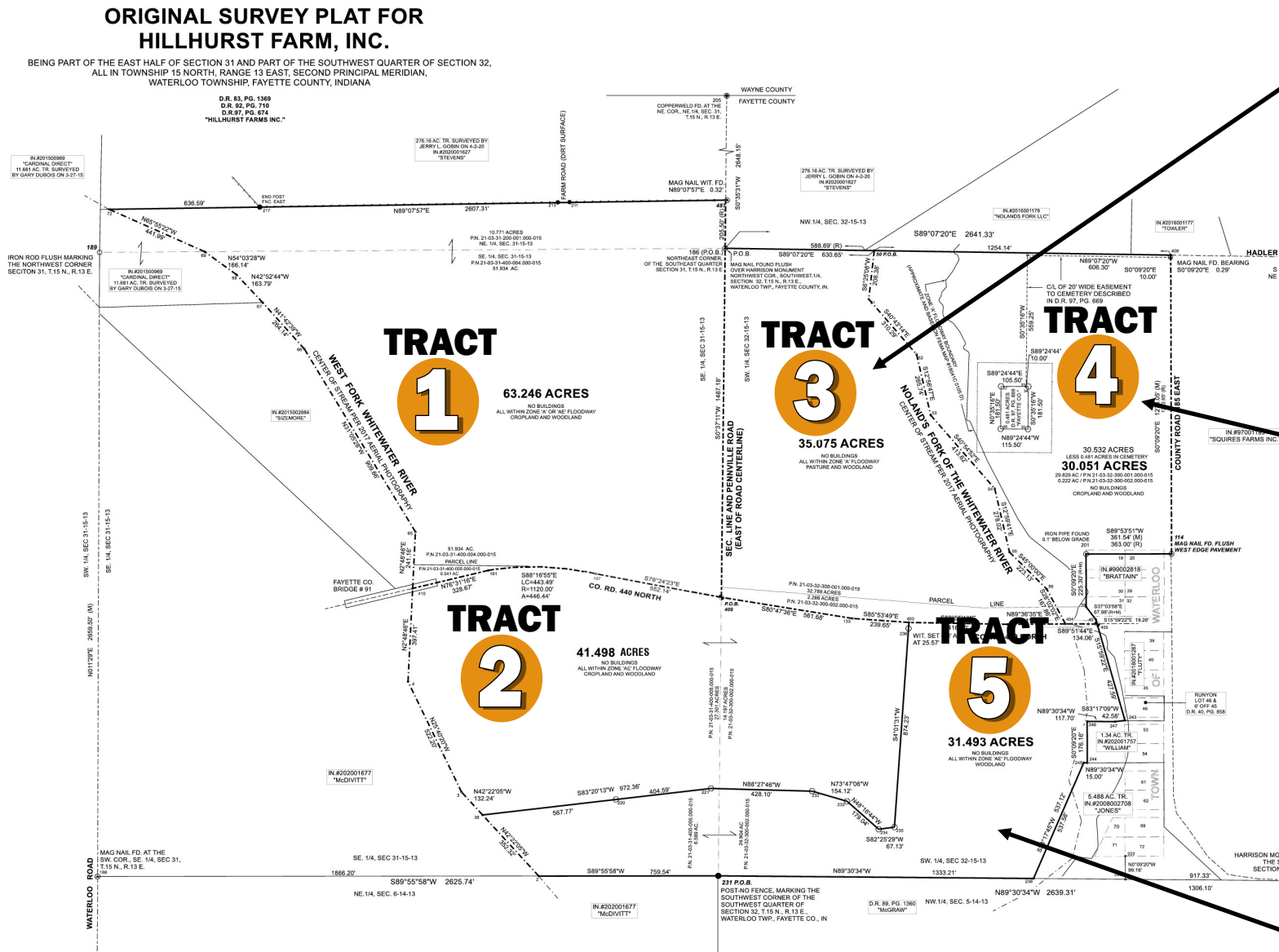




**TRACT 1:** Pennville Rd., Milton, IN 47357 contains 63.246 acres with 49.91 acres tillable with remainder in wooded acreage (Classified Forest). Also consists of 1692.68 ft. of road frontage on Pennville Rd., 880.81 ft. of frontage on CR 440 North and 2186.88 ft. river frontage on the West Fork of Whitewater River. Tract is in flood plain.



**TRACT 2:** CR 440 North, Milton, IN 47357 contains 41.498 acres +/- with 30.11 tillable acres and remainder in woods and Classified Forest. This tract has 1682.14 ft. of road frontage along CR 440 North and 1051.85 ft. river frontage along the West Fork of the Whitewater River. Tract is in flood plain.



**TRACT 3:** Pennville Rd., Connersville, IN 47331 contains 35.075 acres with 24.78 tillable acres and remainder in woods and Classified Forest. This property has 1487.18 ft. road frontage along Pennville Rd. There is also 801.33 ft. of road frontage on CR 440 North and 1867.04 ft. frontage along Noland's Fork of the Whitewater River. Tract is in flood plain.



**TRACT 4:** CR 185 East, Connersville, IN 47331 contains 30.051 acres with 17.18 tillable acres and remainder is woods and Classified Forest. **Potential Building Sites.** Waterloo Green Cemetery is located on this tract but has been deeded off. There is 1272.65 ft. of road frontage on CR 185 East and 1867.04 ft. frontage along Noland's Fork of the Whitewater River.



**TRACT 5:** CR 440 North, Connersville, IN 47331 contains 31.493 acres and consists of woods and Classified Forest. There is 796.07 ft. of road frontage along CR 440 North. River frontage: 362.32 ft along the West Fork of the Whitewater River & 176.16 ft. along Noland's Fork of Whitewater River. Tract is in a flood plain.

**AUCTION TERMS & PROCEDURES**

**PROCEDURES:** The HILLHURST FARM INC. owned by Susan Hurst is located in Waterloo Township, Fayette County, Indiana and will be offered in five tracts (Tracts 1-5), selling individually, or as a total 201.363 +/- acres. There will be open bidding on each tract, in combinations, and as a whole, during the Auction, as determined by the Auctioneer. Bids on tracts & total property may compete.

**DOWN PAYMENT:** 10% Down payment on auction day with balance due in Cash at Closing. Down Payment may be made in the form of Cash, Cashier's Check, Personal Check or Corporate Check. Your Bidding is not conditional upon financing, so be sure you have that arranged, if needed, and are capable of paying cash at closing.

**TAXES:** The Hillhurst Farm Inc. tax total for the **entire** farm (no improvements) is estimated at \$3004.50 annual assessed taxes for the year 2019. For each tract (s) purchased, Buyer(s) will assume re-assessed taxes in the Spring of 2021 and thereafter. Buyer(s) will be responsible for filing their own pertinent exemptions. Seller (s) will have satisfied prior taxes.

**ACCEPTANCE OF BID PRICES:** Successful bidder (s) will be required to enter into a purchase agreement at the auction site & immediately following the auction. All final bid prices are subject to Sellers' acceptance or rejection.

**EVIDENCE OF TITLE:** Seller(s) shall provide An Owner's Title Insurance Policy in the Amount of the Purchase Price.

**DEED:** Seller(s) shall provide Warranty Deed.

**CLOSING:** The balance of the Real Estate purchase price is due at closing to be held within 45 days following Auction – on or before December 14, 2020. Cost for an administered closing will be shared 50/50 between Buyer (s) and Seller (s). Buyer(s) pay any closing charges due to Buyer securing a mortgage.

**POSSESSION:** Subject to tenant's rights. Possession will be given March 1, 2021.

**ACREAGE:** All boundaries are approximate and have been estimated based on current legal descriptions.

**SURVEY:** A new tract survey with legal descriptions has been provided by seller.

**FSA INFORMATION:** The Hillhurst Farm Inc. is currently participating in the Farm Service Agency Programs.

**EASEMENTS:** Sale of property is subject to any and all easements of record.

**MINERAL RIGHTS:** The sale shall include 100% of the mineral rights owned by the Seller.

**AGENCY:** Abernathy Auction & Real Estate Company and its representatives are exclusive agents of the Seller.

**DISCLAIMER AND ABSENCE OF WARRANTIES:** All information contained in this brochure and all related Materials are subject to the Terms and Conditions out-lined in the Purchase Agreement. The property is being sold "AS IS, WHERE IS" basis, and no warranty or representation, either express or implied, concerning the property is made by the Seller or the auction Company. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors or omissions is assumed by the Sellers or the Auction Company. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Sellers and Selling Agents reserve the right to preclude any person from Bidding if there is any question as to the person's credentials, fitness, etc. All decisions of the Auctioneer are final.

**ANY ANNOUNCEMENTS MADE DAY OF SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ORAL STATEMENTS MADE BY THE AUCTION COMPANY OR OWNER. NOT RESPONSIBLE FOR ACCIDENTS**